



CLARK + QUINN DEVELOPMENT, LLC

Darlene L. Heller
City of Bethlehem
Director of Planning and Zoning

6-January-2021

**Re: South New Street Apartments
319, 321, 323, 325, 327 South New Street
Bethlehem, PA
Historic Conservation Commission Design Guidelines Compliance Statement**

Dear Darlene:

Please accept the following detailed information regarding our proposed building design and how it was carefully designed to meet the requirements of the HCC Design Guidelines.

For the purpose of this letter, we will follow each item/section as identified in the HCC Guidelines.

Size and Scale:

The proposed building, considered large scale construction, is designed to integrate into the street scape by using design elements matching those of the existing neighboring buildings. The first three stories of the building are designed to match the style and materiality of the historic district by incorporating a dominant cornice at the third story height, bay windows, and open storefront for retail components and entries.

The existing setbacks shall be maintained, and the building will occupy 100% of the site as the existing buildings currently do.

The façade treatments will consist of brick and masonry wall finishes with complementing details relating to the adjacent buildings. Windows and door openings are designed to match the historic district in style, size and scale.

Being that this site abuts the greenway and acts as a 'corner site' the scale of the building is complementary to the area, adjacent new construction and existing buildings nearby.

Proportions:

The building as designed carries all existing proportions of existing building design elements throughout its articulating facade to seamlessly compliment the districts existing structures. The overall design of the building closely matches those of the district as well.

53 Church Hill Road Newtown, CT 06470



CLARK + QUINN DEVELOPMENT, LLC

Main design elements such as doors, windows, bay windows, and storefronts were carefully designed and selected to nearly match those of the district's existing buildings.

Massing:

The massing and overall composition of the proposed design reflect the existing weight of the neighboring buildings. Each floor similarly matches the solids to voids ratio and matches proportions of projecting bays. Additionally, the building massing is designed to shift in materiality and appear as two buildings sharing a common party wall.

Orientation:

The principal façade of the proposed building matches existing orientation and main elevations face those of neighboring buildings in the same manner.

Rhythm and Patterns:

The rhythm and patterns of the principal facades reflect and maintain the neighborhood and streetscape patterns by mimicking the nearby buildings and also incorporating elements from the existing buildings to be demolished. Floor to floor heights match those of neighboring buildings and provide vertical relief by means of cornice at the third story, material transitions and bay windows which can be experienced from the streetscape.

Storefronts, Window and Door Openings:

The proposed design style for storefront, window and door openings closely matches those of the neighboring buildings. Careful considerations were taken to these elements and although they will provide a stylistic match, they will be of modern technology for safety, efficiency, and installation methods.

Architectural Details:

The building design as proposed paid close attention to the detail and character of the neighboring buildings and other historical features. The detail of the bay windows, cornice, material transitions and lintels match those of the existing district and elements commonly found on similar buildings. The roof form also matches existing buildings and structures (flat roof).

Streetscape:

The new building as designed matches the setbacks, adjacent property lines and streetscape as existing buildings. The streetscape will be further engaged via ground floor retail tenant for a restaurant café style experience. Our materials match those of the existing neighborhood and historic buildings as our main façade materials are masonry (brick and limestone).

Secondary Structures:

There are no proposed secondary structures.



CLARK + QUINN DEVELOPMENT, LLC

Materials and Textures:

Proposed new construction materials consist of brick, limestone, concrete and terra cotta are present in the design and complement the existing adjacent building as well as what is recommended in the design guidelines.

Please review our exterior rendering package as previously submitted as visual representation of our compliance with these guidelines.

Should you need any other information, please do not hesitate to contact us.

Sincerely,

Jeffrey J. Quinn
Principal, C+Q

File
Phil Clark, C+Q
Jordan Clark, Claris/Ballina